

Lorain County, Ohio 2012 Reappraisal Press Conference

Friday October 12, 2012



Mark R. Stewart
Lorain County Auditor

Agenda

- Welcome
- Review of Reappraisal Process
- Announcement of 2012 Values
- Fiscal Impact of Updated Values
- How to review your new value
- Questions

What is a Mass Reappraisal?

Ohio law mandates that all County Auditors:

Conduct a full appraisal of all parcels every six years – Sexennial Reappraisal (Ohio Rev. Code 5715.33)

Previous Value Adjustments for Lorain County

- Reappraisals:

2012

2006

2000

- Triennial Updates:

2009

2003

1997

2012 Reappraisal Analysis

- Analysis of sales for 2009, 2010, & 2011
- Total of 4411 Sales were used in the analysis
- Only 'Valid' sales were examined
- Foreclosures & Sheriff Sales were excluded

2012 Reappraisal Neighborhoods

- For the analysis, parcels are grouped by geographic neighborhoods
- 707 neighborhoods (582 residential, 125 commercial) to better group parcels with similar characteristics for comparison

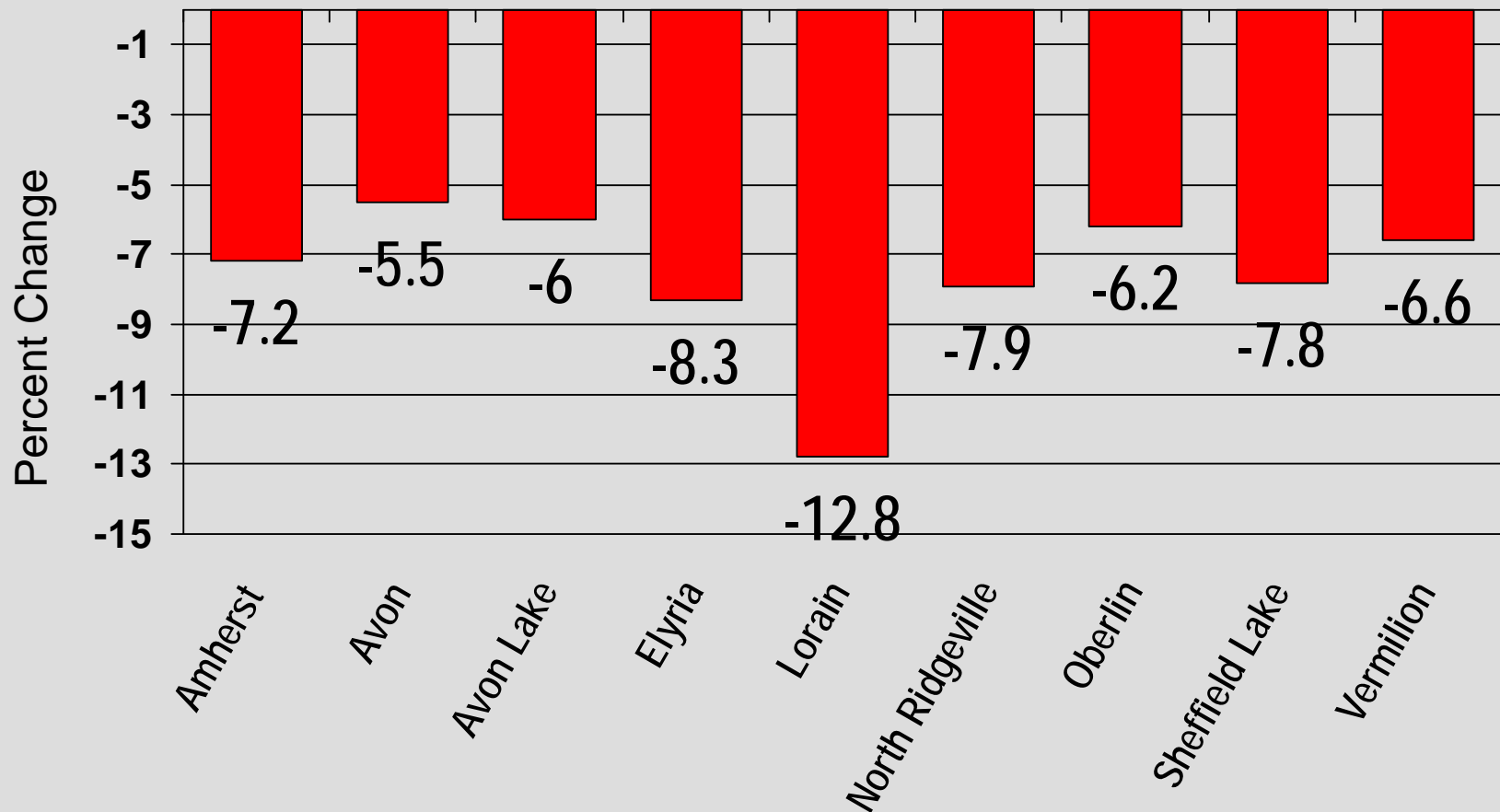
2012 Reappraisal Process

- Data is collected and reviewed for ALL parcels
- ALL parcels receive TWO visits:
 1. Virtual visit using Pictometry® oblique images, aerial photography, street level images, maps and sketches
 2. Physical visit and review by an appraiser

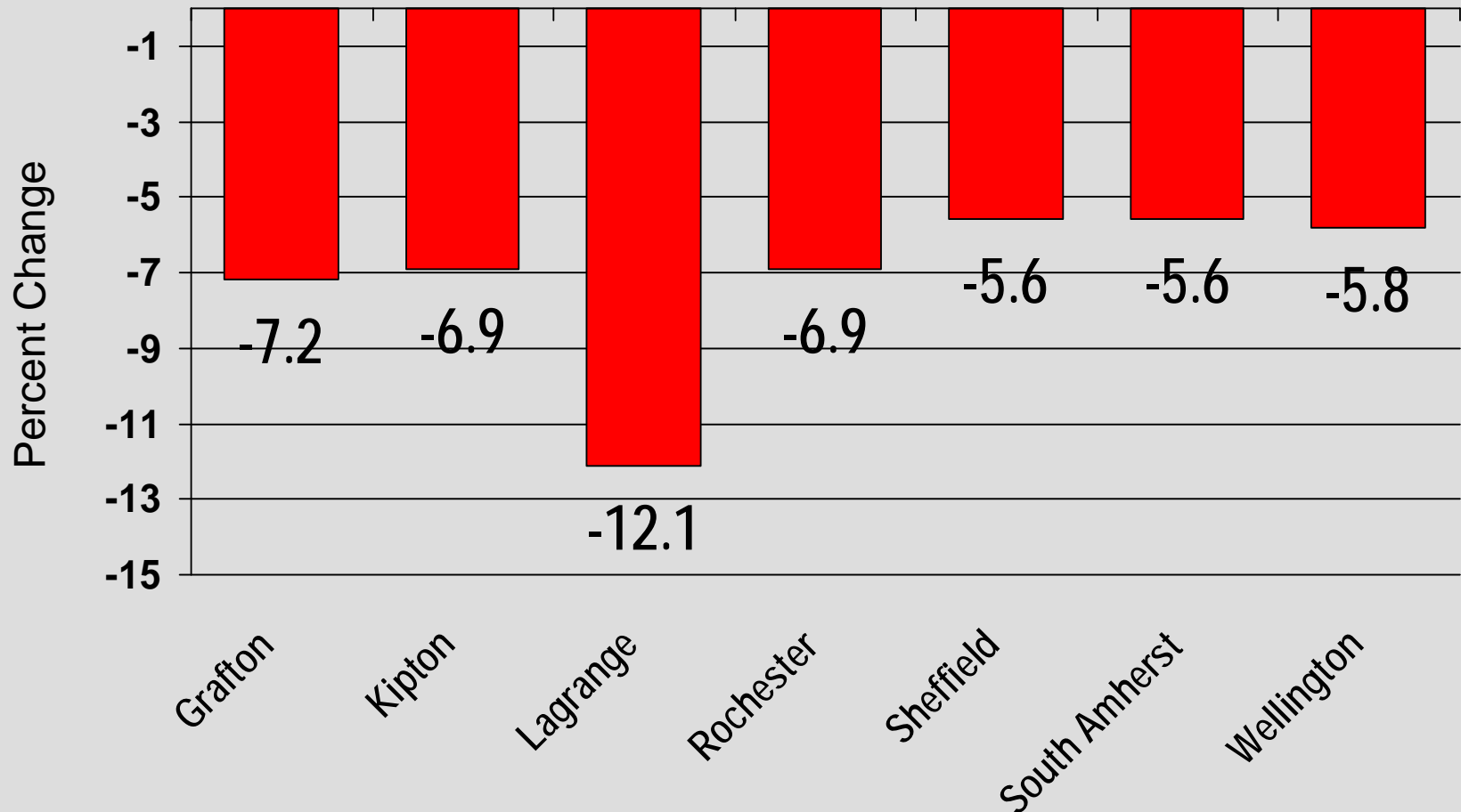
Generalized County-wide Impact on Values



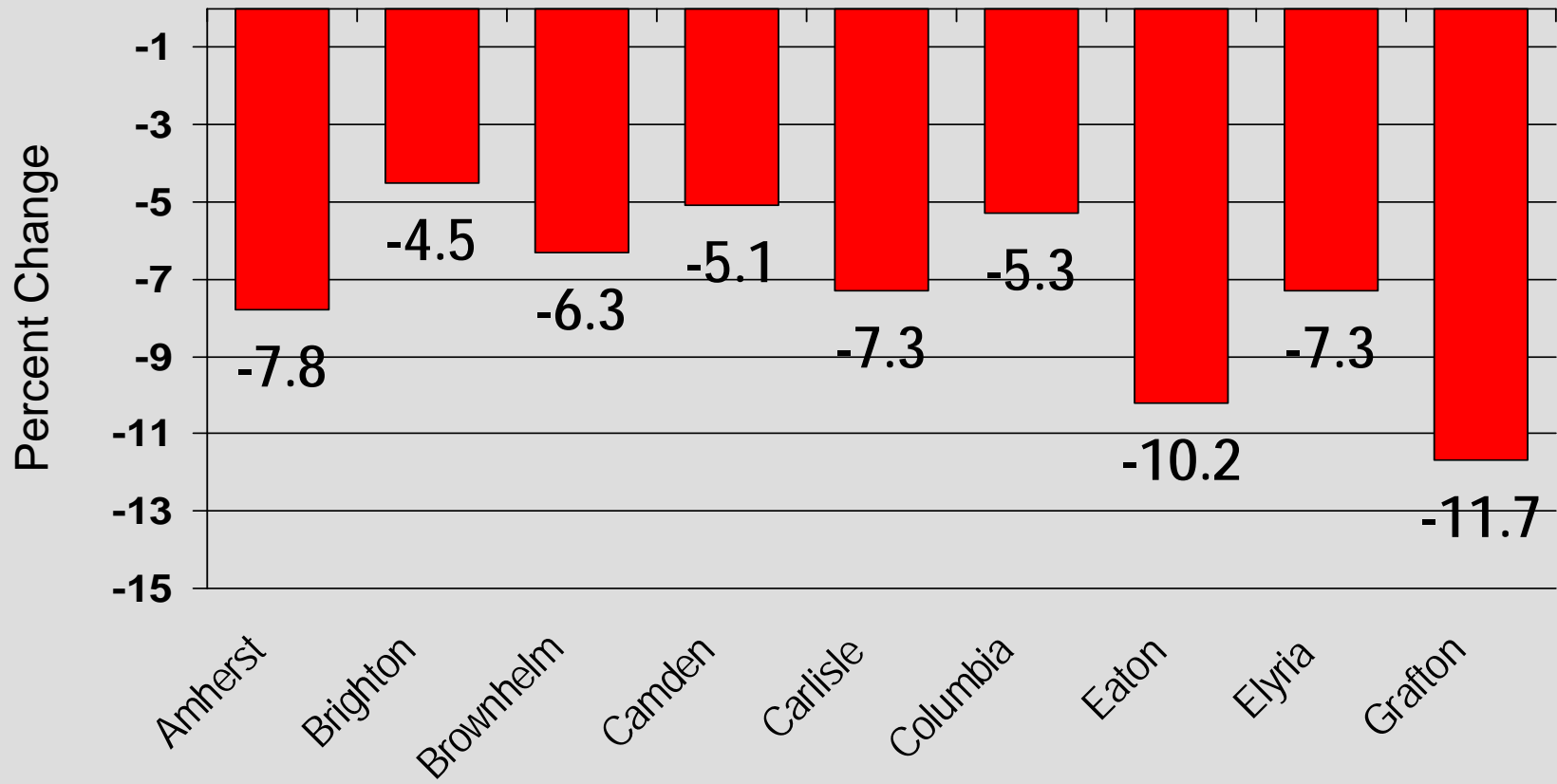
2012 Value Changes - Cities



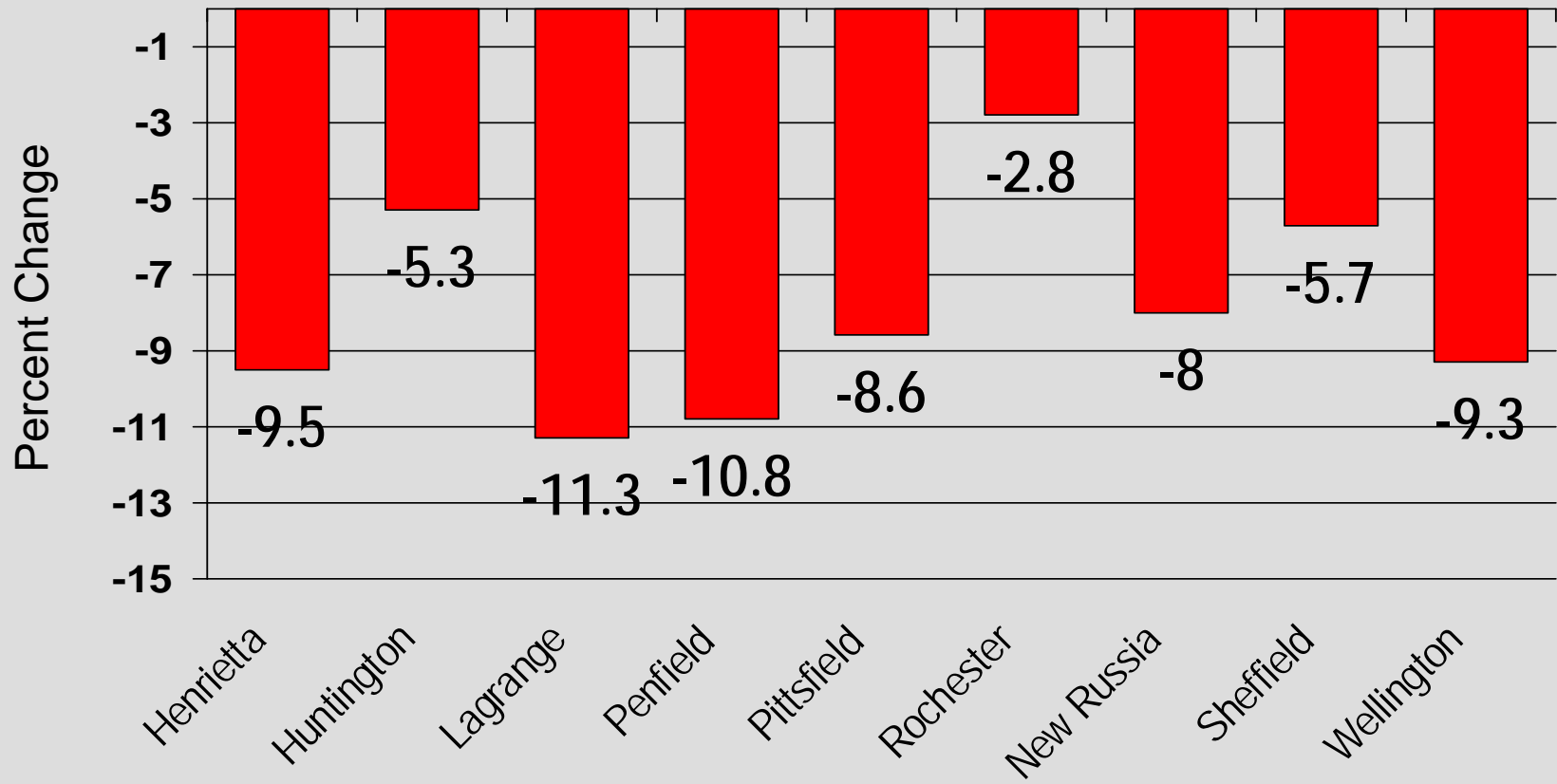
2012 Value Changes - Villages



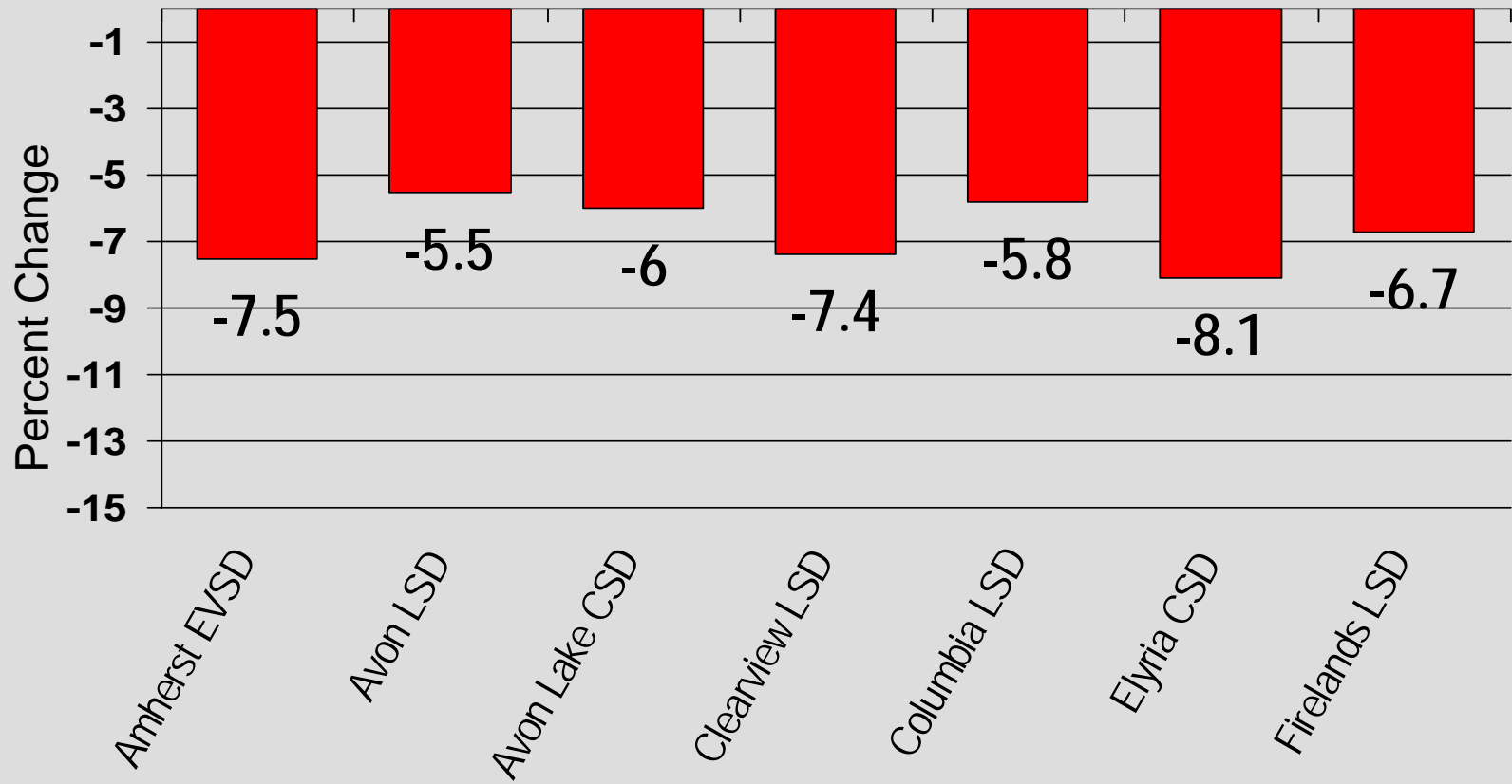
2012 Value Changes – Townships



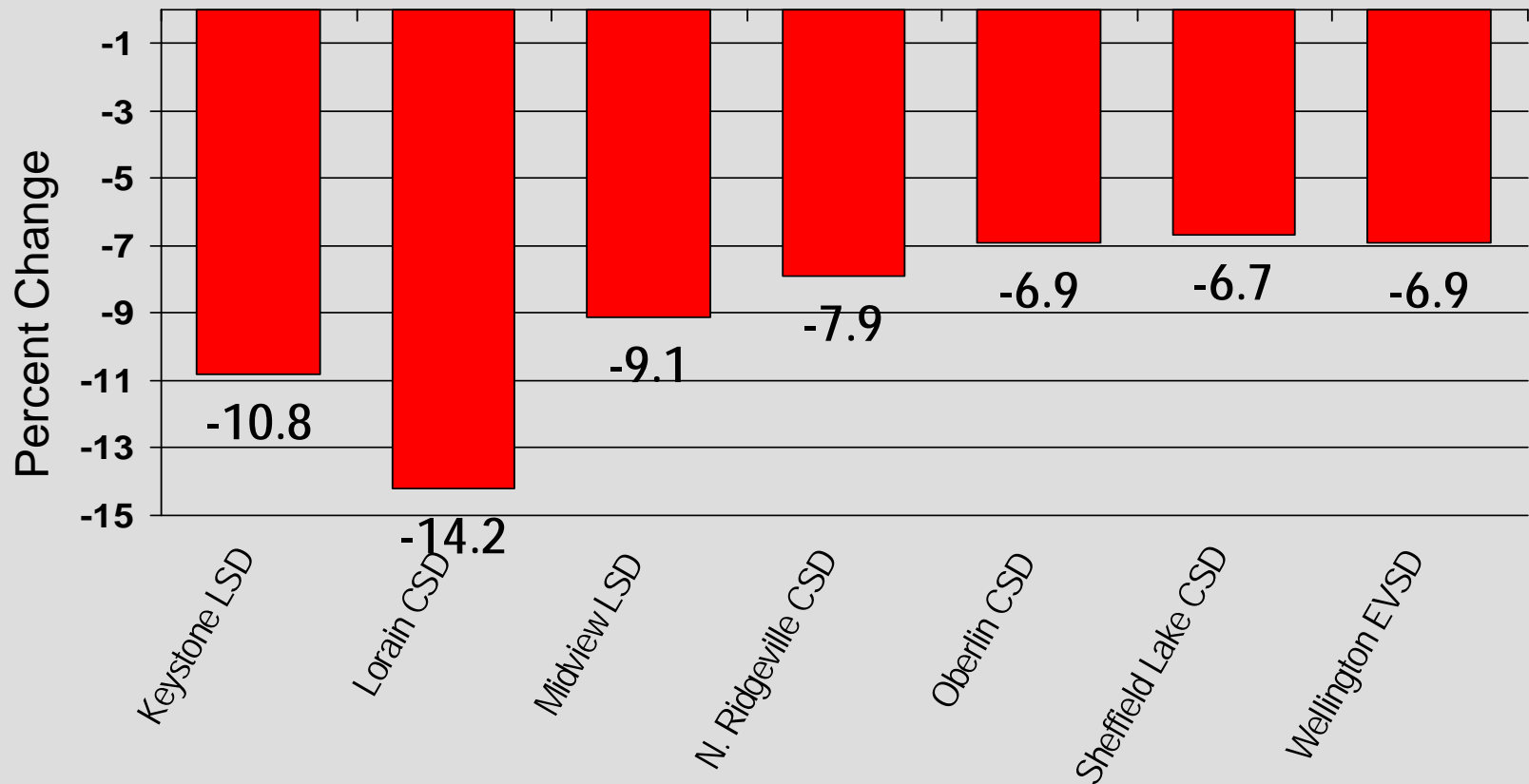
2012 Value Changes – Townships



2012 Value Changes – Schools



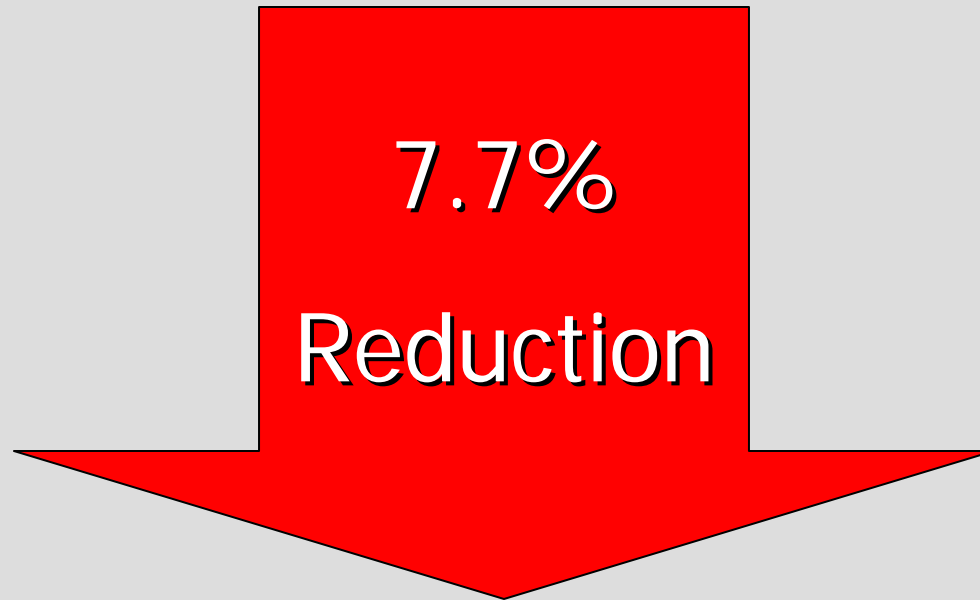
2012 Value Changes – Schools



2013 Estimated Revenue Change

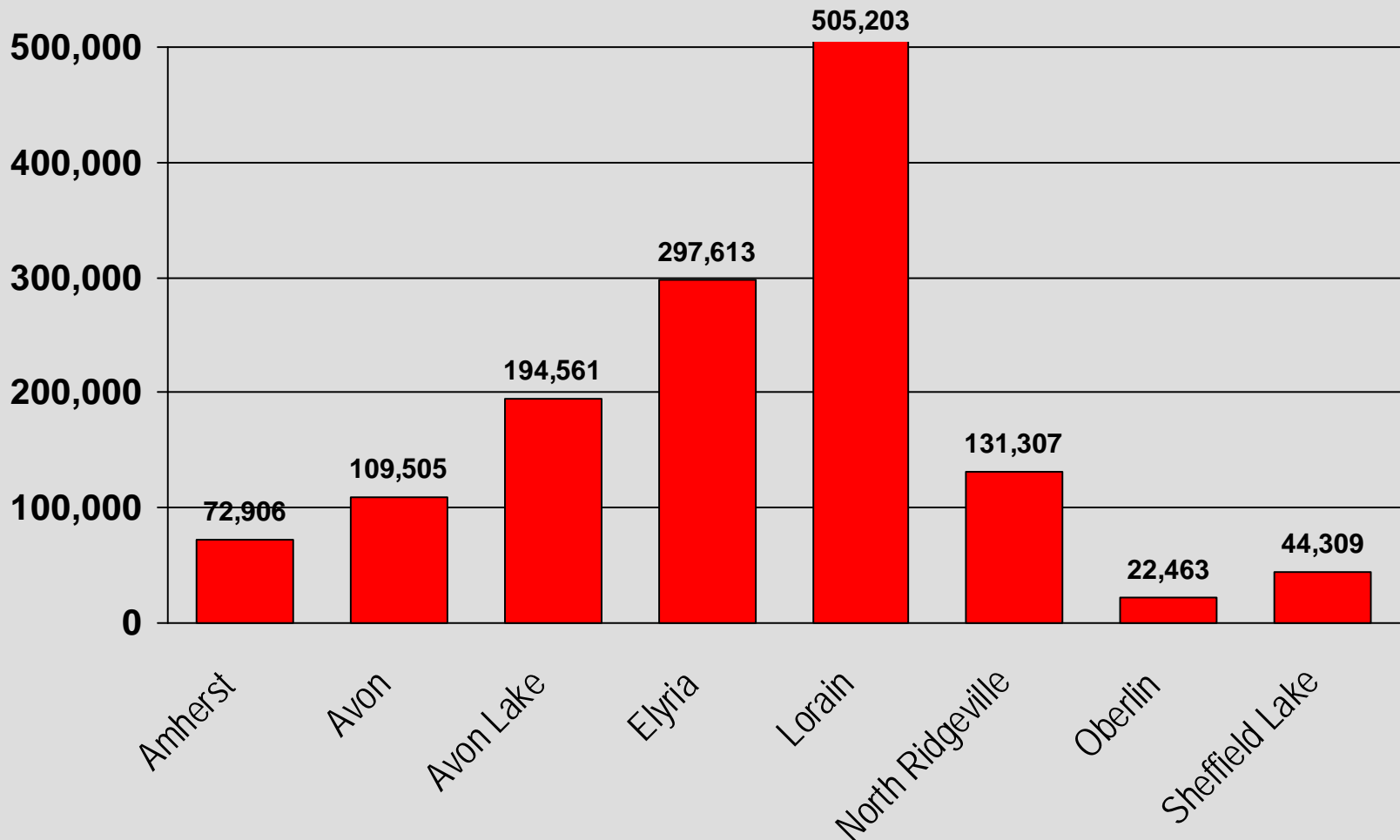
2013 Estimated Loss of Revenue

Lorain County

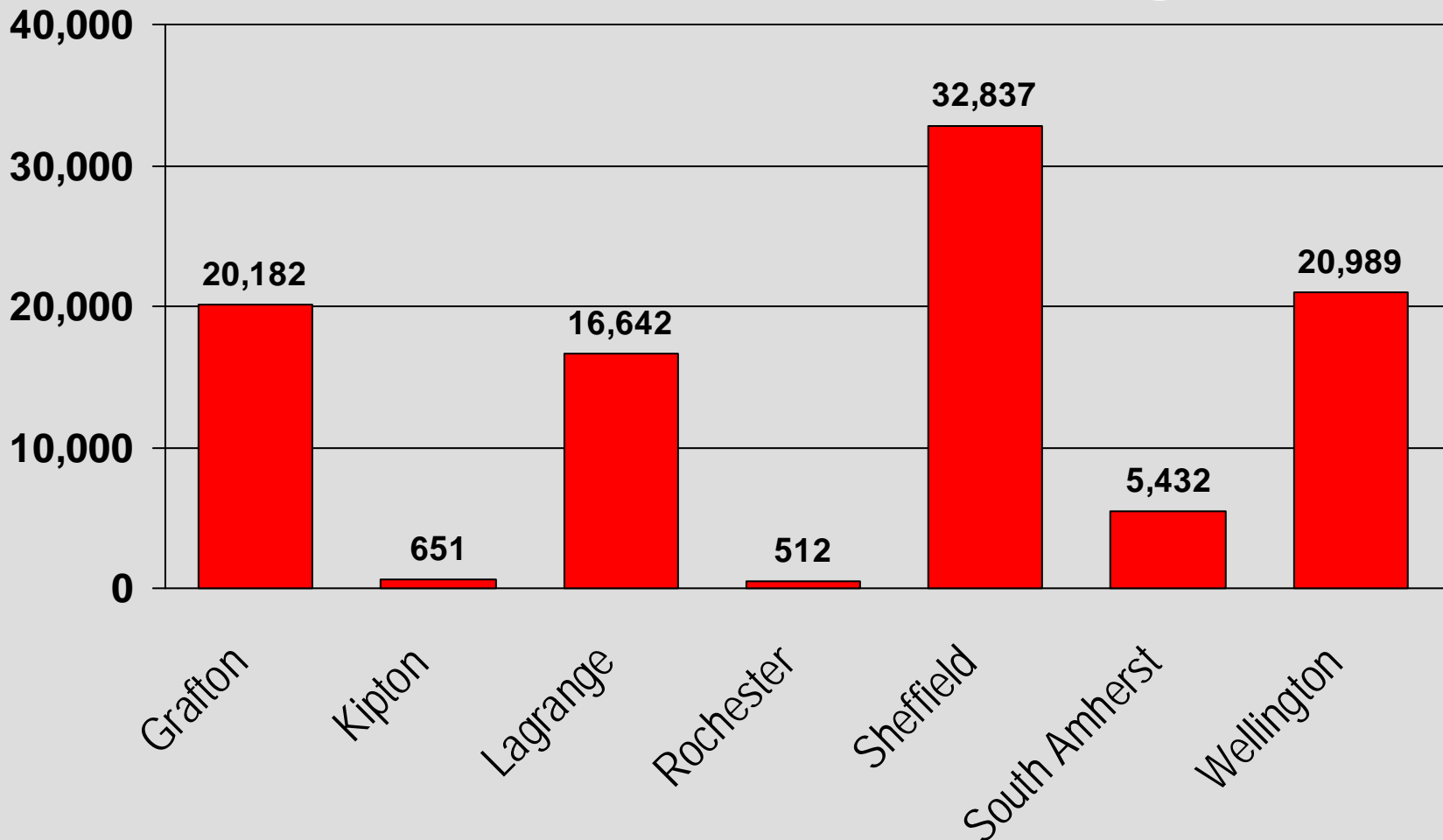


\$813,738

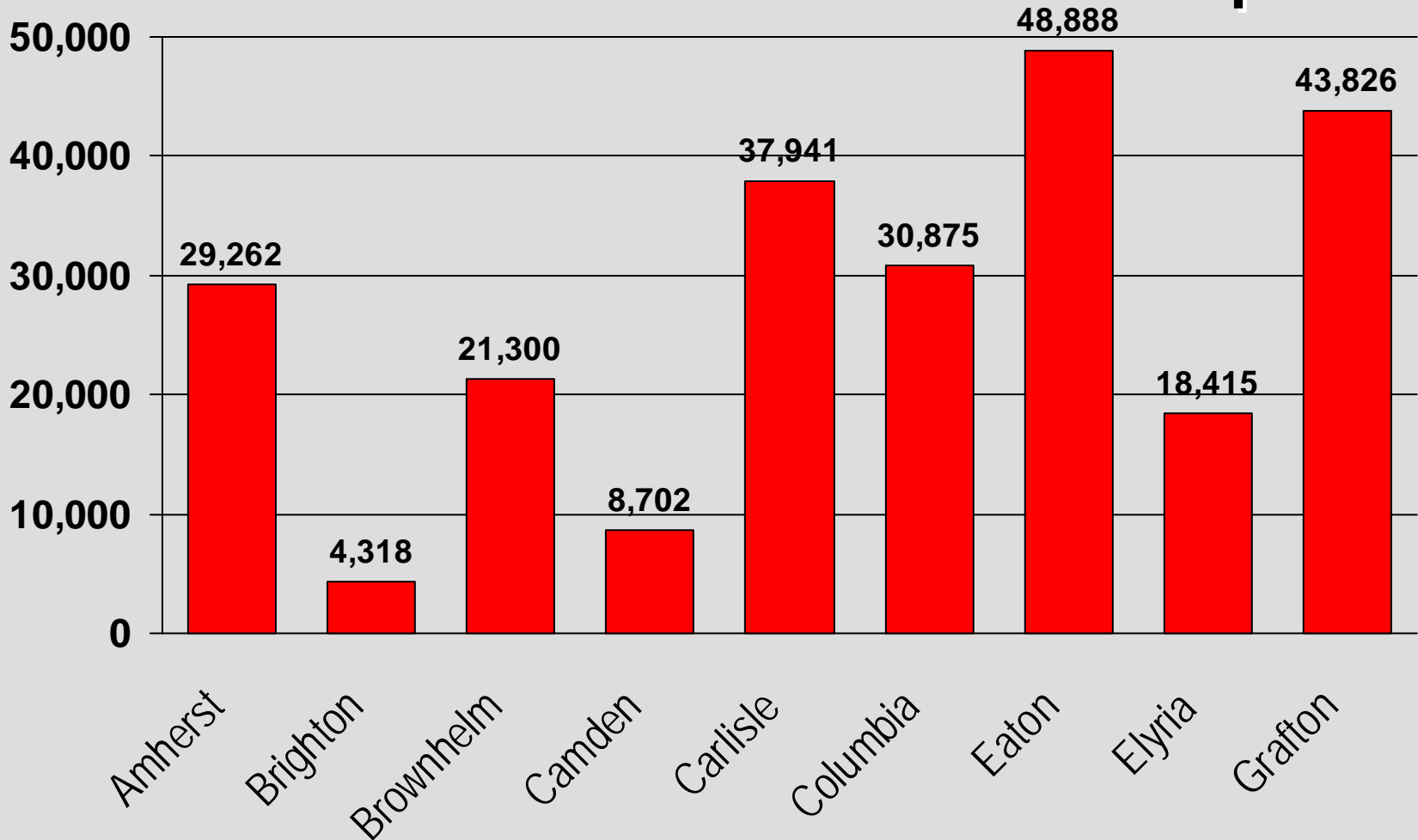
2013 Estimated Revenue Loss - Cities



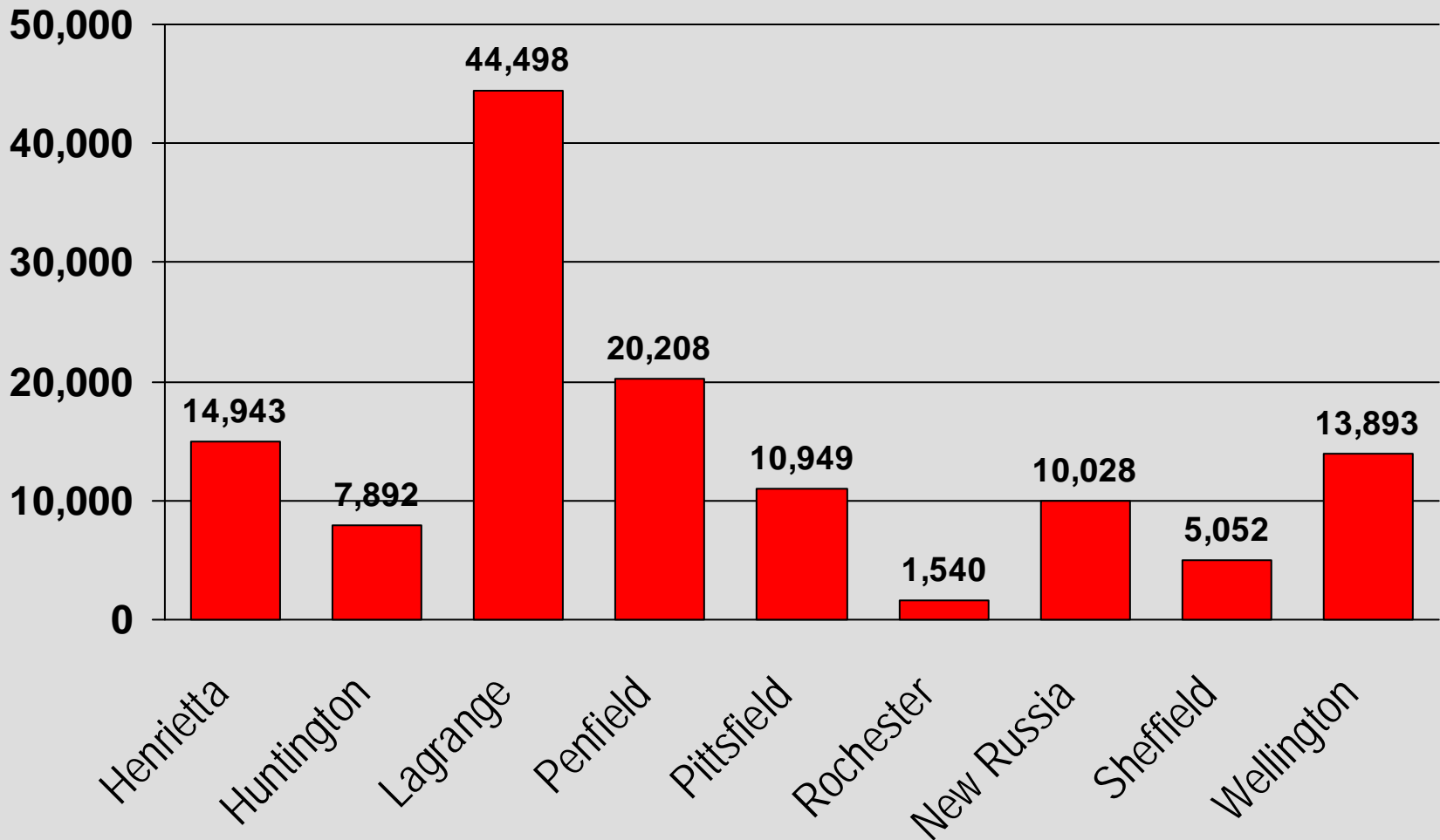
2013 Estimated Revenue Loss - Villages



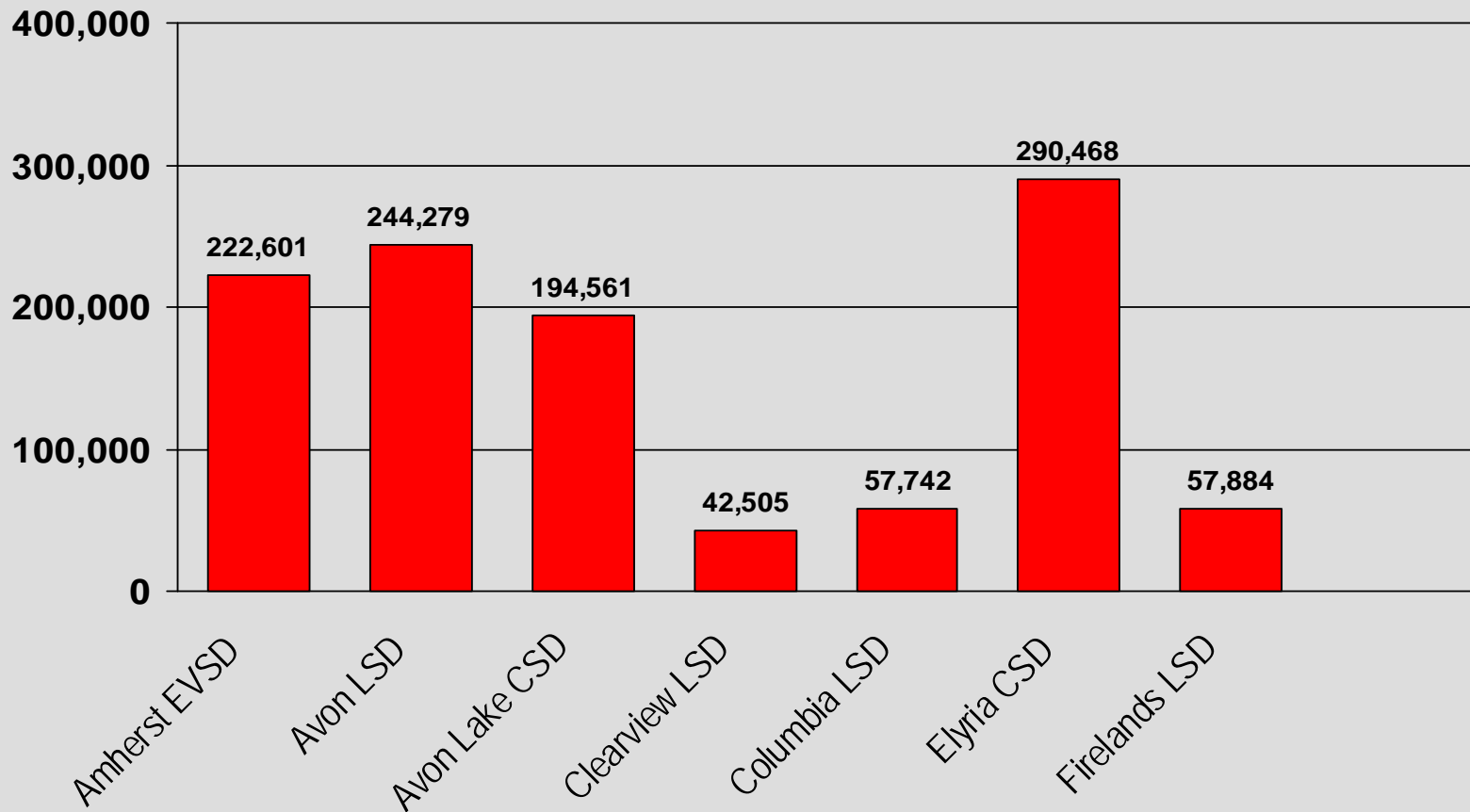
2013 Estimated Revenue Loss - Townships



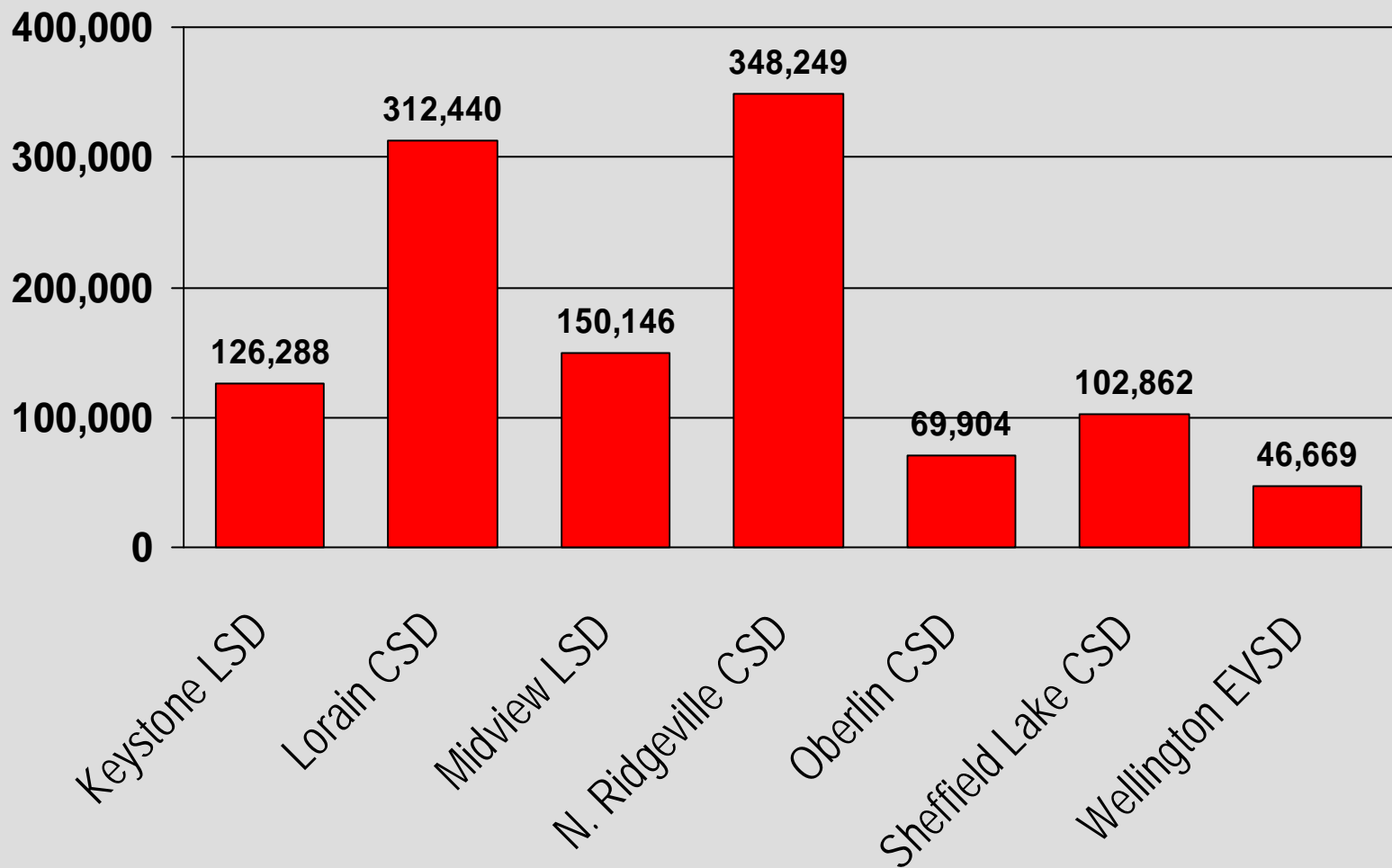
2013 Estimated Revenue Loss - Townships



2013 Estimated Revenue Loss – School Districts



2013 Estimated Revenue Loss – School Districts



2013 Estimated Loss of Revenue

All Local Governments:

\$2,661,379

All Local Schools:

\$2,265,598

How can I find out my new
value?

www.loraincounty.com/auditor

What if I have questions???

Informal Reviews

- Sit and speak with an appraiser
- No appointments necessary
- Ten locations across Lorain County
- Watch newspaper & Auditor's website for locations, dates, & times

Date

Informal Review Form

For 2012 Values

Use this form if you have concerns regarding your new property value for the 2012 tax year and cannot attend one of our local meetings. Please complete the form, print it out and **submit the form with any evidence you can provide** to the mailing address below by **October 31, 2012**-

Lorain County Auditor
Attn: Appraisal Department
226 Middle Avenue, 2nd Floor
Elyria, OH 44035

You must submit evidence in order for our appraisers to consider any changes to the Auditor's value.

A notice will be mailed to you after our examination is complete.

This form is to be used for questions on your real estate value only. If you have questions regarding CAUV, the Homestead exemption, or the 2.5% rollback reduction, please call our office at (440) 329-5212.

Owner Name:

Owner Address:

Contact Phone Number

Parcel Number(s)

Address of Subject Property

Below are reasons for inquiry: (check one)

☐ Recent purchase of property Sale Price \$ Sale Date

☐ Copy of listing for sale Asking Price \$ Number of months on market

☐ Recent market appraisal Appraisal Value \$

☐ Error in property characteristics (explain below)

Recommended Action- Auditor's Office Use Only

Reviewed By (initials) Date

☐ No Change ☐ Clerical Change ☐ File With Board of Revision

☐ Office review of provided information ☐ Field Review including- ☐ Interior Inspection ☐ Exterior Inspection

Value Adjustment Old Value \$ New Value \$ Changed By Date

Informal Reviews

- Find out previous and proposed property values
- Ask questions about appraisal process
- Double-check property information on file
- Correct errors that might otherwise require an appeal

2012 REAPPRAISAL PUBLIC MEETING SCHEDULE

Date & Hours	Place	Address	Meeting location
Monday • 10/15/2012 10am-1pm / 3pm-7pm	Penfield Township Hall	41012 St. Rt. #18, Wellington	Large Community Room
Tuesday • 10/16/2012 10am-1pm / 3pm-7pm	New Russia Township Hall	46268 Butternut Ridge Rd., Oberlin	Large hall on the left
Wednesday • 10/17/2012 10am-1pm / 3pm-7pm	Eaton Township Hall	12043 Avon Belden Rd., Grafton	Community Rm
Thursday • 10/18/2012 10am-1pm / 3pm-7pm	Elyria High School Performing Arts Center	601 Middle Ave., Elyria	PAC Lobby
Monday • 10/22/2012 10am-1pm / 3pm-7pm	Elyria High School Performing Arts Center	601 Middle Ave., Elyria	PAC Lobby
Tuesday • 10/23/2012 10:30am-1pm / 3pm-7pm	Joyce Hanks Community Center (Sheffield Lk)	4575 E Lake Rd, Sheffield Lake	Large Community Room on the left
Wednesday • 10/24/2012 10am-1pm / 3pm-7pm	Shupe Elem. School	600 Shupe Ave., Amherst	Main Gymnasium
Thursday • 10/25/2012 2pm-8pm	North Ridgeville High School	34600 Bainbridge Rd., North Ridgeville	Main Gymnasium
Monday • 10/29/2012 10am-1pm / 3pm-7pm	Avon Senior Center	36784 Detroit Road, Avon	Upstairs/use back entrance
Tuesday • 10/30/2012 10am-1pm / 3pm-7pm	Sheffield Twp. Hall	5166 Clinton Avenue, Lorain	Community Room use side door

Questions?

A copy of this presentation will be
available for viewing on the Lorain
County Auditor's website

www.loraincounty.com/auditor

440-329-5212

Asktheauditor@yahoo.com